

August 22, 2018

**Attention:** Scott A. James, P.E. PTOE  
City of Austin  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, TX 78704

**Reference:** Transportation Impact Analysis (TIA) Determination Request  
CSW IH 35 – Austin, Travis County, Texas

Dear Mr. James:

Please accept this letter as our request for a TIA Determination for the existing CSW IH 35 development located at 13609 IH 35 just south of Howard Lane in Austin, Travis County, Texas (the "Property"). This Property is currently fully developed. At this time, the Project Team will be pursuing a zoning change to allow for a Storage facility on this Property. Existing land uses on the Property will be reconfigured to become Storage units. **Figure 1** below shows the location of this project.

Figure 1 Site Location



**EXISTING CONDITIONS**

The Property is part of a larger property located at the southeast corner of IH 35 and Howard Lane that is better known as the Scofield Ranch Retail development (the "Overall Property"). The Overall Property is currently fully developed with the land uses shown in **Table 1**, below. We've utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, to estimate the volume of trips currently being generated.

**Table 1 – Summary of Existing Trip Generation Table (ITE 10<sup>th</sup> Edition)**

ITE Code	ITE Land Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
435	Multipurpose Rec Facility	32,070	s.f.	-	-	-	-	63	52	115
820	Shopping Center	232,914	s.f.	10,683	166	102	268	488	528	1,016
848	Tire Store	6,630	s.f.	189	12	6	18	11	15	26
912	Drive-In Bank	12,860	s.f.	1,183	71	51	122	131	132	263
932	High Turnover Restaurant	11,400	s.f.	1,279	62	51	113	69	42	111
934	Fast Food with DT	6,553	s.f.	3,086	134	129	263	111	103	214
<b>Total Proposed Trips</b>				<b>16,420</b>	<b>445</b>	<b>340</b>	<b>785</b>	<b>874</b>	<b>873</b>	<b>1,746</b>

**PROPOSED CONDITIONS**

The application to the City of Austin for the Property will be for a rezone to remove a conditional overlay which will allow for a Storage land use (ITE 151 Mini-Warehouse) which is currently not allowed. The retail components of the Property will be repurposed/eliminated to allow for the construction of the Storage facility. Approximately 88,470 square feet from the existing retail would be repurposed to become the Storage facility, and the facility would consist of two (2) levels; therefore, the total size of the Storage facility would be 176,940 square feet. The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10<sup>th</sup> Edition has been utilized to estimate the potential trip generation of the future Storage facility. **Table 2** provides a summary of the trip generation.

Table 2 – Summary of Proposed Trip Generation Table (ITE 10<sup>th</sup> Edition)

ITE Code	ITE Land Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
435	Multipurpose Rec Facility	32,070	s.f.	-	-	-	-	63	52	115
820	Shopping Center*	144,444	s.f.	7,720	139	85	224	342	371	713
151	Mini-Warehouse*	176,940	s.f.	267	11	7	18	14	16	30
848	Tire Store	6,630	s.f.	189	12	6	18	11	15	26
911	Bank	12,860	s.f.	1,183	71	51	122	131	132	263
932	High Turnover Restaurant	11,400	s.f.	1,279	62	51	113	69	42	111
934	Fast Food with DT	6,553	s.f.	3,086	134	129	263	111	103	214
<b>Total Proposed Trips</b>				<b>13,724</b>	<b>429</b>	<b>330</b>	<b>759</b>	<b>743</b>	<b>731</b>	<b>1,473</b>

\*The density of the Shopping Center has been reduced by 88,470 square feet which will be modified to Mini-Warehouse land use. The Mini-Warehouse land use will be two (2) levels (88,470\*2=176,940)

With the change and modified densities, the overall anticipated trip generation will be reduced. Table 3 below summarizes the net reduction of trip generation.

Table 3 – Net Change in Trip Generation

Scenario	24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Existing	16,420	445	340	785	874	873	1,746
Future	13,724	429	330	759	743	731	1,473
<b>Net Change in Trip Generation</b>	<b>-2,696</b>	<b>-17</b>	<b>-10</b>	<b>-27</b>	<b>-131</b>	<b>-141</b>	<b>-272</b>

August 21, 2018

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CSW IH 35 – Austin, Travis County, Texas

**REQUEST OF THE TRAFFIC REVIEW COMMITTEE**

The proposed land use change converting a portion of the existing Shopping Center (ITE 820) to Storage (ITE 151) will result in a reduction of trips from what the center is currently experience. At this time we are requesting a Waiver from performing a TIA as part of the zoning application being submitted to the City of Austin.

I greatly appreciate your review of this TIA Determination request and look forward to hearing back from the Review Committee. Should you need any additional information please do not hesitate to contact me.

Regards,

**BOE Consulting Services, LLC**



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President  
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